VEGREVILLE

GENERAL MUNICIPAL PLAN
1987

88-00165/

REVISED GENERAL MUNICIPAL PLAN

TOWN OF VEGREVILLE

1987 - 1992

CORRIGENDUM

Pages 4 & 5 Map 1 -

Constraints to Urban Expansion

in Legend:

(a) random pattern of Vermilion River Flood Plain - change to blue.

(b) ordered dot pattern (green) of Built-Up Portion of Town - add to legend.

This document is subject to amendment by the Town of Vegreville. Amendments, if any, can be obtained from the Town Vegreville, P.O. Box 640, VEGREVILLE, Alberta T0B 4L0.

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Bylaw No. 5-87

Town of Vegreville

This Bylaw being ByLaw No. 5-87 of the Town of Vegreville in the Province of Alberta for the purpose of adopting the Revised General Municipal Plan.

WHEREAS the Council of the Town of Vegreville requested the assistance of Alberta Municipal Affairs in the revision of their General Municipal Plan for the Town of Vegreville, and

WHEREAS a Revised General Municipal Plan has been prepared with assistance from Alberta Municipal Affairs under the direction of Council; and

WHEREAS Section 61 of the Planning Act authorizes a municipal council in the Province of Alberta to adopt a General Municipal Plan by bylaw.

NOW THEREFORE THE COUNCIL OF THE TOWN OF VEGREVILLE, IN THE PROVINCE OF ALBERTA DULY ASSEMBLED ENACTS AS FOLLOWS:

1. **That the Town of Vegreville Revised General Municipal Plan, being the document attached hereto, is hereby adopted;**
2. **General Municipal Plan Adopting ByLaw No. 20-83 is hereby rescinded;**
3. **That this bylaw shall come into effect on the date of the third reading.**

Read a First Time this ninth day of March, 1987 A.D.

Read a Second Time this thirteenth day of April, 1987 A.D.

Read a Third And Final time this eleventh day of May, 1987 A.D.

ROSS CAIRNS
MAYOR

LILLIAN O. E. PEHOWICH (MRS.)
MUNICIPAL ADMINISTRATOR

PURPOSE OF THE PLAN

The purpose of this plan is to guide the development of the Town in an orderly and efficient manner and to assist the Town in improving the quality of the living environment. It is a general policy guide which is to be used by Council, Town Administration, Provincial planners, developers and the general public.

Policies outlined in this plan are to be used on a daily basis for guidance on:

- subdivision applications
- development applications
- re-zoning requests
- preparation of long-term servicing plans
- preparation of area structure plans, subdivision plans, etc.

The following actions are strongly recommended to effectively implement and monitor this plan:

1. Council establish, by bylaw, a Municipal Planning Commission to advise it on planning matters (Sections 28-32 of the Planning Act*).
2. An annual monitoring report be prepared by the Development Officer and submitted to Council (suggested format in Appendix).
3. When significant changes take place, or before the end of the planning period (1992), this plan should be updated and revised.

PLAN FORMAT

The plan is written in a goals and policies format. Goals are idealized ends toward which planned action is directed. They are derived in response to particular issues or priorities which are seen as important to the future of the community. Policies are statements of intent; actions or guidelines the Town will consider in making planning and related decisions.

*NOTE: The Planning Act referred to in this document is Chapter P-9, Revised Statutes of Alberta, 1980.

The first three sections of the plan provide general background information. The remainder is organized according to the major land use areas: residential, commercial, industrial, recreation and institutions, the direct control district and roadways. The appendix in the back of the plan contains additional background information, as well as a suggested format for an annual monitoring report.

INTRODUCTION

The General Municipal Plan is prepared by Council and adopted by bylaw. A REVISED GENERAL MUNICIPAL PLAN represents an updated version of the existing plan and the procedure to follow is described in Part 6 of the Planning Act, R.S.A. 1980. This document is the second revision of the 1977 plan and is written to encourage compatible development within the town with little or no disharmony. Primarily the Council wants to generally describe the types of land uses they foresee in different areas of town.

CONSTRAINTS TO URBAN EXPANSION

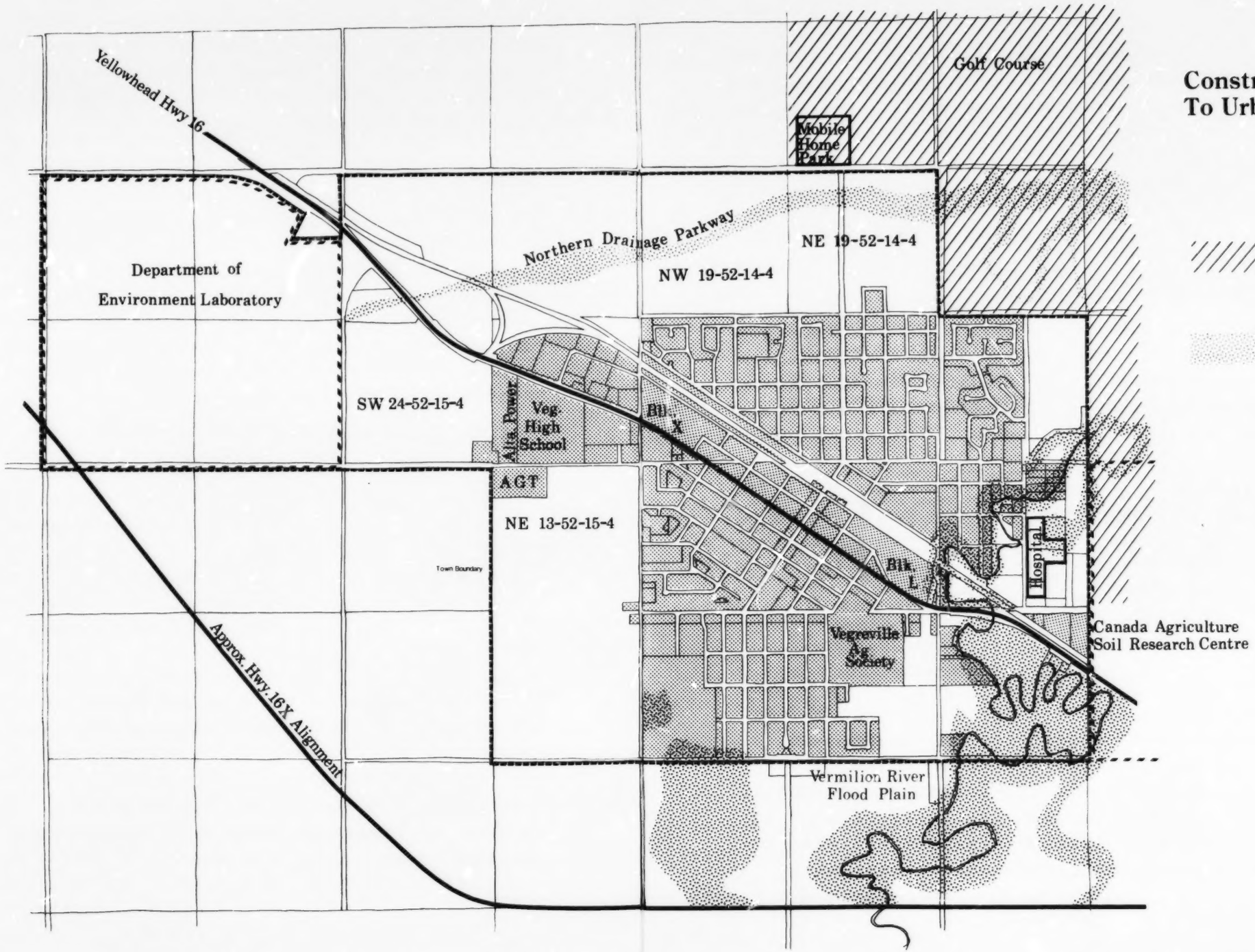
There are a number of physical and man-made features which constrain the future growth of the Town:

To the west:	the Environment Laboratory
To the east:	the Federal government's soils research centre; the Vermilion River and its floodplain
To the south:	the route of the planned Highway 16X which may be constructed in the next 5-8 years;
To the north-east:	the Town's airport and the Airport Vicinity Protection Area (A.V.P.A.); the Town's golf course and sewage lagoons.

Urban expansion, in the very long-term, could take place to the north of Town. Limited expansion can also occur to the south of Town to the proposed Highway 16X which will form a logical southern boundary to the Town.

Map 1

Constraints To Urban Expansion



Airport Vicinity Protection Area

Vermilion River Flood Plain

POPULATION

Even with the assumptions fully understood in using population projections, their use has been less successful in previous plans than anticipated. After discussions it was determined that Council is more comfortable in planning to population thresholds and therefore this plan considers an existing population of 5500 growing to 7500.

This means that the stated goals and policies of the plan will have an inference of change; and the change will be growth. The plan does not suggest that within the next five years the town will grow by 2000, but rather that this council believes in the future it will.

RESIDENTIAL AREAS

In the 1977 General Municipal Plan, two large (approx. 300 acres) residential areas were designated in the north and southwest. These areas remain vacant as do four other areas already planned. These areas could, if combined, accommodate almost 8000 people on more than 700 acres. Plus several unoccupied though subdivided and serviced lots have prepared Vegreville very well for future residential growth.

Given that Council wants to plan to a population threshold of approximately 2000 additional people, approximately 700 new dwelling units will be required, (@ 3/dwelling unit). Based on four units per gross acre, approximately 175 acres are required. To have a "cushion" the 1983 plan proposed 50% which Council wants to maintain - therefore 175 acres expands to approximately 260 acres.

GOALS

- to have an adequate supply of land available within town boundaries for future residential development
- to guide development in an orderly sequence for economical servicing
- to ensure a variety of housing types and costs are available to residents
- to have mobile home lots available for rental and purchase, in a pleasing residential environment
- to indicate general directions for future residential expansion outside existing town boundaries, in order to protect these areas from incompatible land uses.

POLICIES

Residential Development

1. The Town will encourage residential development to take place in the following order (refer to Map 2: RESIDENTIAL AREAS):

   i) existing infill lots (the approximately 600 vacant serviced lots);
   ii) areas 1,2 and 3 next in order, each of which have approved outline plans which have lapsed and must be replanned and resubmitted for approval;
   iii) area 4 (north residential reserve);
   iv) area 5 (south-west residential reserve).

   Engineering studies are required for area 6, due to the large area of low-lying land, before any development will be considered.
2. An outline plan/area structure plan is required for the north residential reserve prior to submission of any subdivision plans for that area.

Multi-Family Areas

Some multi-family development in Vegreville have been more successful than others. Council is somewhat uncomfortable with this fact and rather than make general policies as they have in the past; they are now prepared to consider each proposed multi-family proposal on its own merits. They are however, willing to restrict duplexes from R1 residential zones and encourage apartments close to "downtown".

Affordable Housing

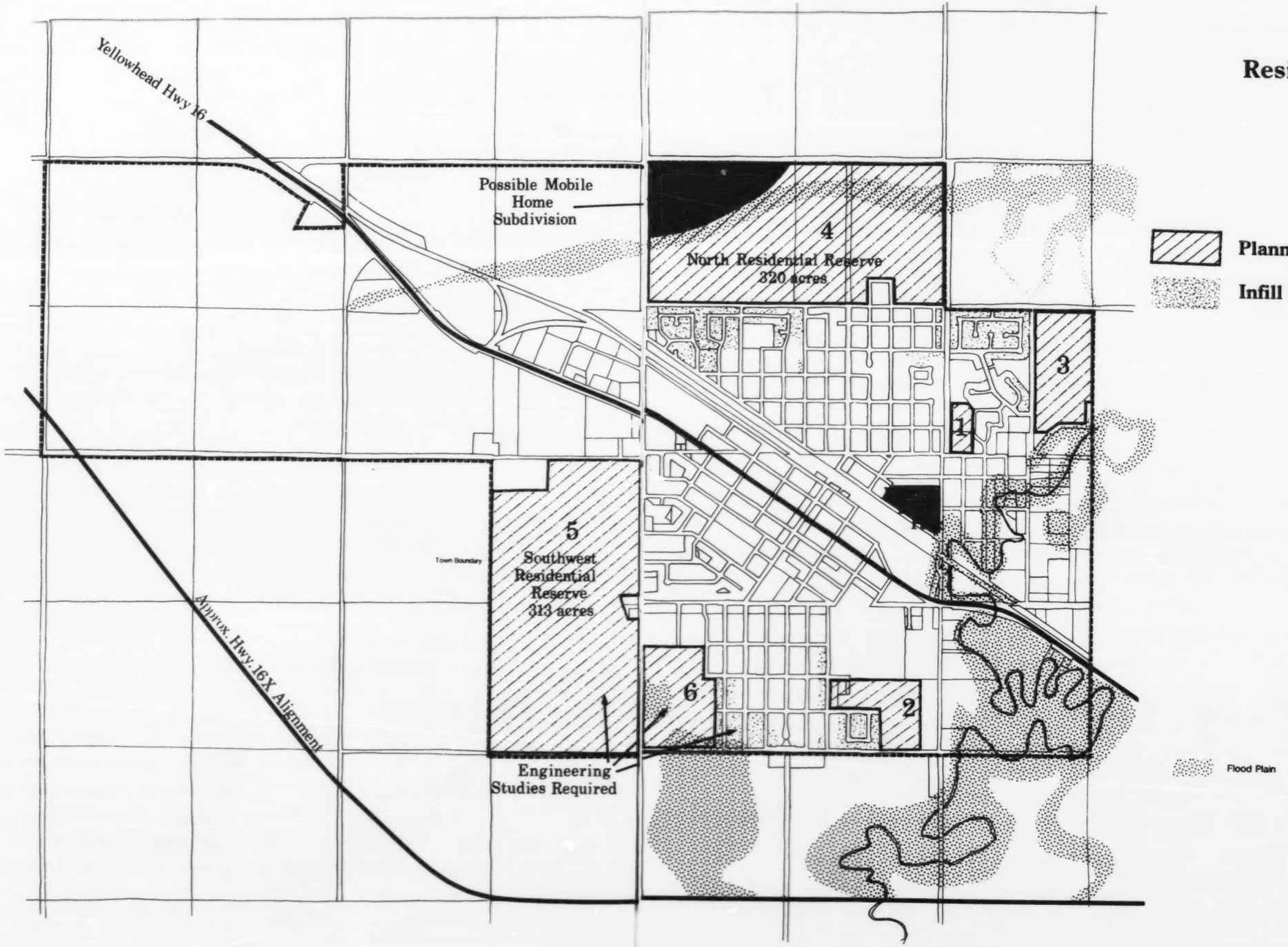
1. The Town will encourage innovative housing and subdivision design if it is pleasantly designed and compatible with the surrounding area.

Mobile Home Areas

1. The existing mobile home park (Wood and Garden Estates) is in an excellent location - in a residential area with good access to the downtown area, recreation facilities, etc. The mobile home park will continue as such in the future.
2. The Town will support efforts to develop a mobile home area north of the drainage parkway in area 5 (north residential reserve). Some or all of the lots should be available for purchase. All costs of servicing this area will be the responsibility of the developer(s).

Map 2

Residential Areas



CENTRAL COMMERCIAL AREA

The central commercial area is the traditional "downtown" of the community. Types of commercial uses are those that rely on "walk-in" traffic, such as banks, retail stores and offices. Development is of a high density.

GOALS

- to ensure land is available for future central commercial uses
- to keep the downtown compact and the central focus of the community
- to make the downtown more attractive and people-oriented
- to prevent major commercial intrusions in residential areas.

POLICIES

1. The boundaries of the central commercial area are shown on Map 3.
2. A second shopping mall located outside the downtown area is not considered within the time-frame of this plan. The Town and trading area population cannot support another mall and a healthy central commercial district.
   i) The Town will support downtown mall-type redevelopment, as Council believes it would be a healthy addition to the downtown area. One location for a downtown mall could be Block L, presently owned by the C.N.R.
3. In the future an Area Redevelopment Plan may be prepared for the downtown area. Council believes this will be the joint effort of a local planning committee, Chamber of Commerce and planners from the Department of Municipal Affairs, Planning Branch. The A.R.P. will include the following elements:
   i) suggestions for making the downtown more attractive;
   ii) the possibility of developing a "pocket park" within the downtown area, using funds from a redevelopment levy (refer to Section 75, The Planning Act).
4. Major commercial businesses in residential areas which may disrupt the neighbourhood with increased noise and traffic will be directed to the central commercial area.
5. Parking is a concern and a parking study will be done over the time frame of this plan.

HIGHWAY COMMERCIAL AREAS

These types of commercial uses serve the travelling public and must therefore be located adjacent to major roadways. Examples are motels, drive-in restaurants and service stations.

Existing highway commercial uses front both sides of Highway 16 (the Yellowhead) to the west and east of the downtown area. Demand for future highway commercial land will likely be influenced by Highway 16X and the planned interchange at Secondary Road 857.

GOAL

To ensure land is available for future highway commercial uses.

POLICY

Areas for future highway commercial uses are shown on Map 3. Bocks 15, 58 (north half) and Block 8 (south half) are predominantly residential blocks fronting onto Highway 16. The goal for this area is to convert residential uses to highway commercial uses as well as to consider other land uses, based on the merits of the development proposals.

SECONDARY COMMERCIAL AREAS

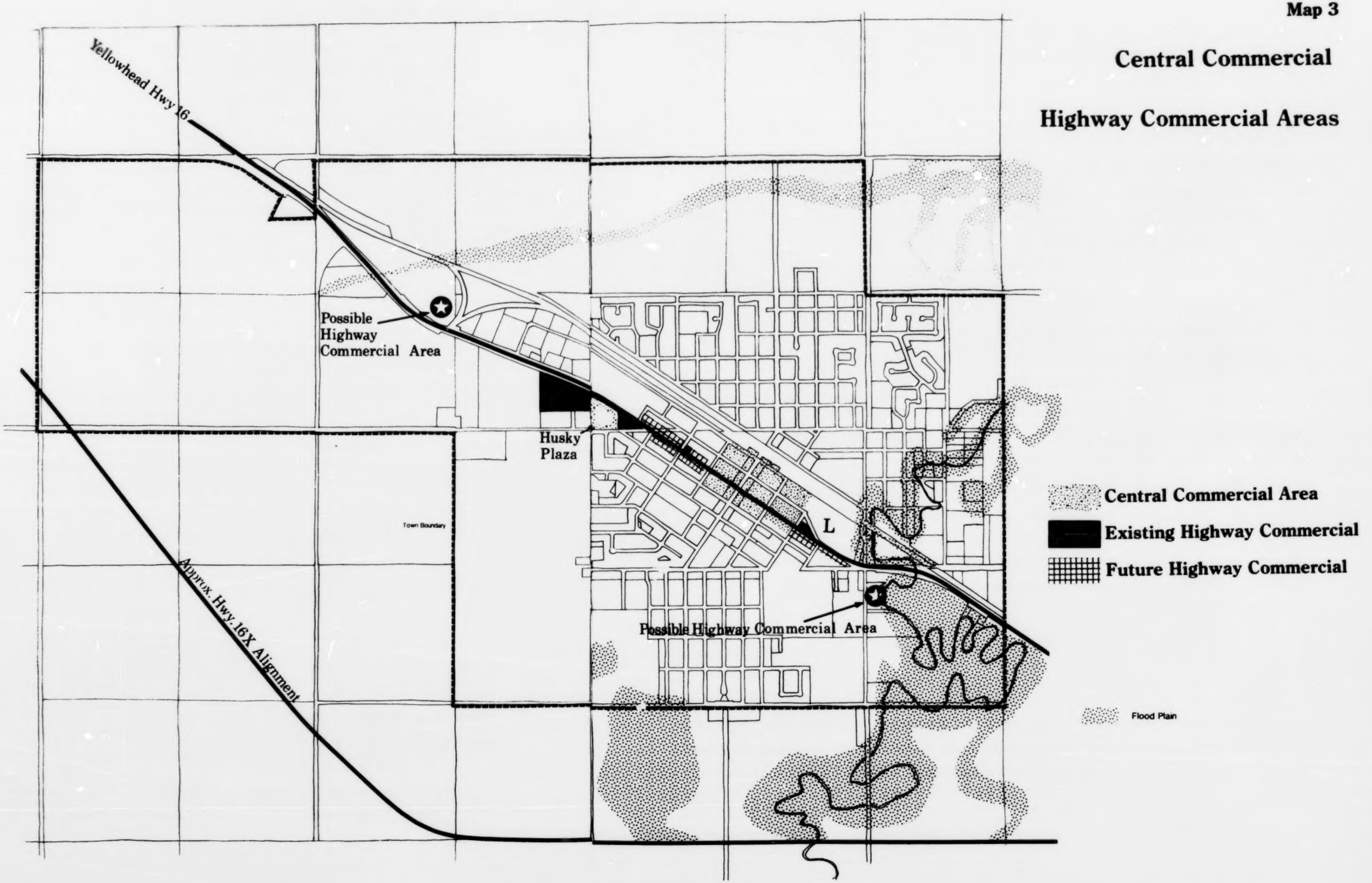
These are commercial uses of a secondary nature (central commercial uses are considered primary commercial uses), such as workshop-type businesses - - a plumbing shop, tinsmith, etc. Other businesses include car sale lots, building and lumber suppliers. These often require large land areas for outdoor storage and parking. Customers typically "drive to" a secondary commercial business.

Historically, secondary commercial businesses located adjacent to the downtown. Today, however, primarily due to high land costs near the downtown, secondary commercial uses are locating on the periphery of town and in industrial

Map 3

Central Commercial

Highway Commercial Areas



parks. Here, they are more compatible with the surrounding light industrial uses than they are with the older residential areas typically adjacent to the downtown area.

GOALS

1. to ensure land is available for future secondary commercial uses
2. to begin the process of channelling future secondary commercial uses away from the downtown area.

POLICIES

1. Areas for future secondary commercial uses are shown on Map 4.
2. The Town will encourage new secondary commercial uses to locate in the two major industrial areas.

DIRECT CONTROL DISTRICTS

Section 70 of the Planning Act allows a Council to designate, in its land use bylaw, an area of a municipality as a direct control district, if it considers it desirable to exercise particular control over the use and development of land or buildings: AND if the municipality has a General Municipal Plan. The value of this land use district is the flexibility it allows and the direct involvement it provides Council in reviewing all development proposals in that district.

GOAL

Blocks 1 and 8 (north half) adjacent to the downtown area have some fine older homes. The goal is to encourage preservation while allowing small-scale redevelopment, preferably involving renovation of the existing buildings.

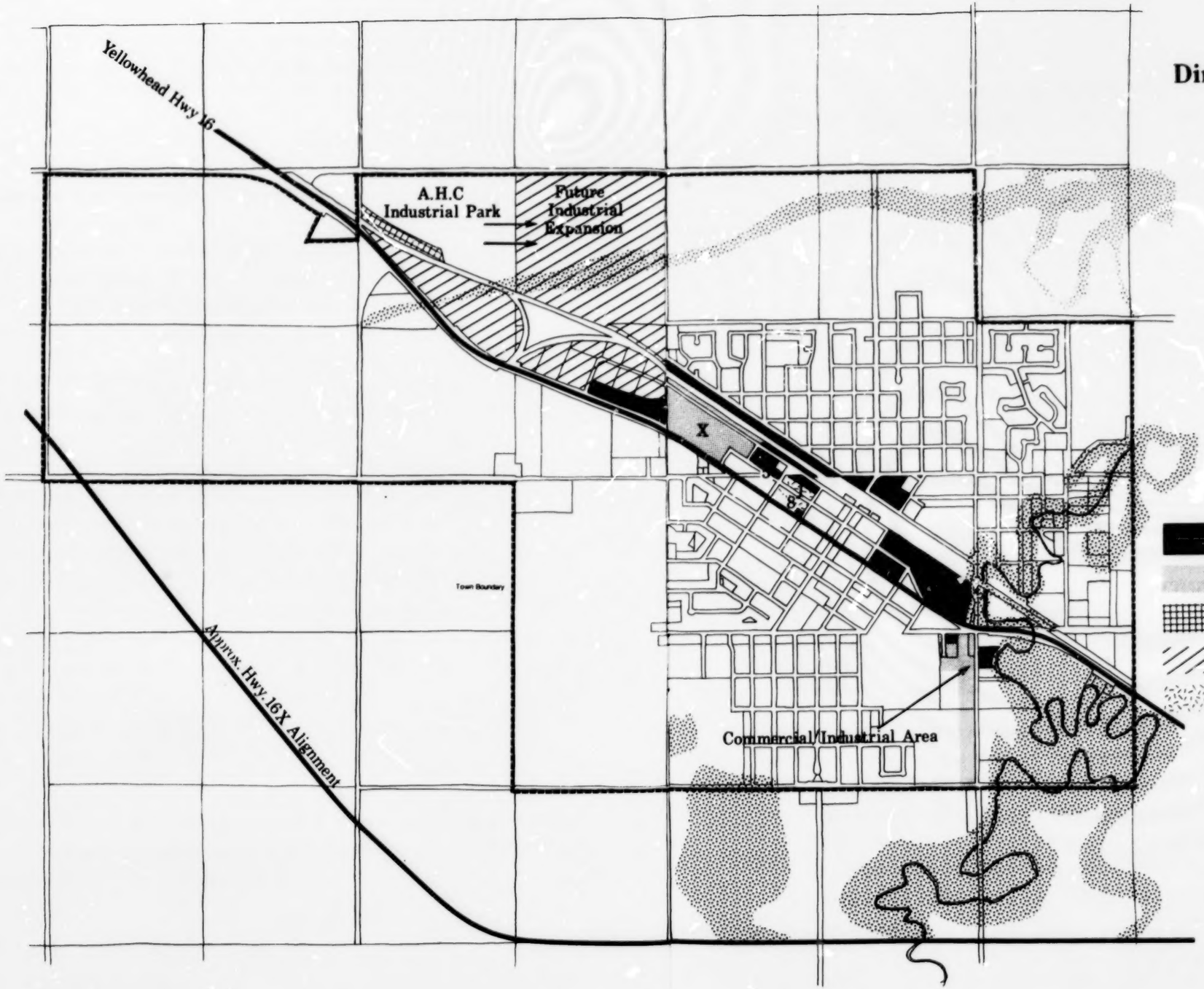
POLICIES

1. Council will amend its land use bylaw to designate the following areas as direct control districts.
   i) south half of Block 1
   ii) north half of Block 8
2. Council will consider the following guidelines when reviewing development proposals for these areas:
   i) Compatibility with surrounding land uses in terms of:
      a) the land use proposed (such as medium-density residential, central commercial, residential/commercial mix);
      b) scale of development (height, mass, etc.)
      c) traffic generation; and
      d) parking required and parking areas proposed.
   ii) The effect the proposed development may have on future land uses in the area.
   iii) South half of Block 1, north half of Block 8

      Suggested uses: single-family residential, medium-density residential (duplexes, row housing, etc.), small central commercial developments such as offices and retail stores (preferably involving renovation of existing buildings).

Map 4

Direct Control Districts and Secondary Commercial Industrial Areas



INDUSTRIAL AREAS

Council believes the uses in industrial areas should be: secondary commercial uses, warehousing, the storage and distribution of raw materials, processed or manufactured goods, and servicing establishments.

GOALS

1. to ensure land is available for future industrial uses
2. to direct future industrial uses to designated industrial areas
3. to prevent heavily polluting industries from locating in the Town.

POLICIES

1. Future industrial uses are permitted to locate in designated industrial areas only.
2. The Town will ensure that industries emitting excessive noise, odor, toxic or noxious matter or dust or other kinds of particulate matter will not be permitted to locate within Town boundaries.

RECREATION AREAS AND INSTITUTIONS

A. RECREATION AREAS

Planning for recreation programs, facilities and park areas is addressed in the Vegreville Community Recreation Master Plan and the town supports this plan. This document contains several recommendations for recreational development, and this section of the Town's General Municipal Plan is intended to support those recommendations.

POLICIES

1. The Town supports the recommendations outlined in the Vegreville Community Recreation Master Plan 1986 - 1990.
2. The northern drainage parkway is a natural drainage course running east-west across the north residential reserve. This is an environmental reserve area (as per Section 98(b) of the Planning Act), and should be designated as such on all future outline plans, subdivision plans, etc. The Town intends to preserve this area, as much as possible, in its natural state.
3. The Town supports and encourages the development of a recreation loop. This is a proposed corridor, or fitness trail, ringing the community, where recreation activities such as hiking, bird-watching, and cross-country skiing can take place. The recreation loop will include the following areas:
   i) the Vermilion River floodplain, which should be protected and upgraded for passive recreation use;
   ii) the northern drainage parkway;
   iii) several lanes, streets and utility right-of-ways linking recreation areas; and
   iv) the buffer required, adjacent to the highway, when Highway 16X is constructed. This will create a link to the river floodplain area.
4. Use of recreation areas located within school yards should be maximized.

B. INSTITUTIONS

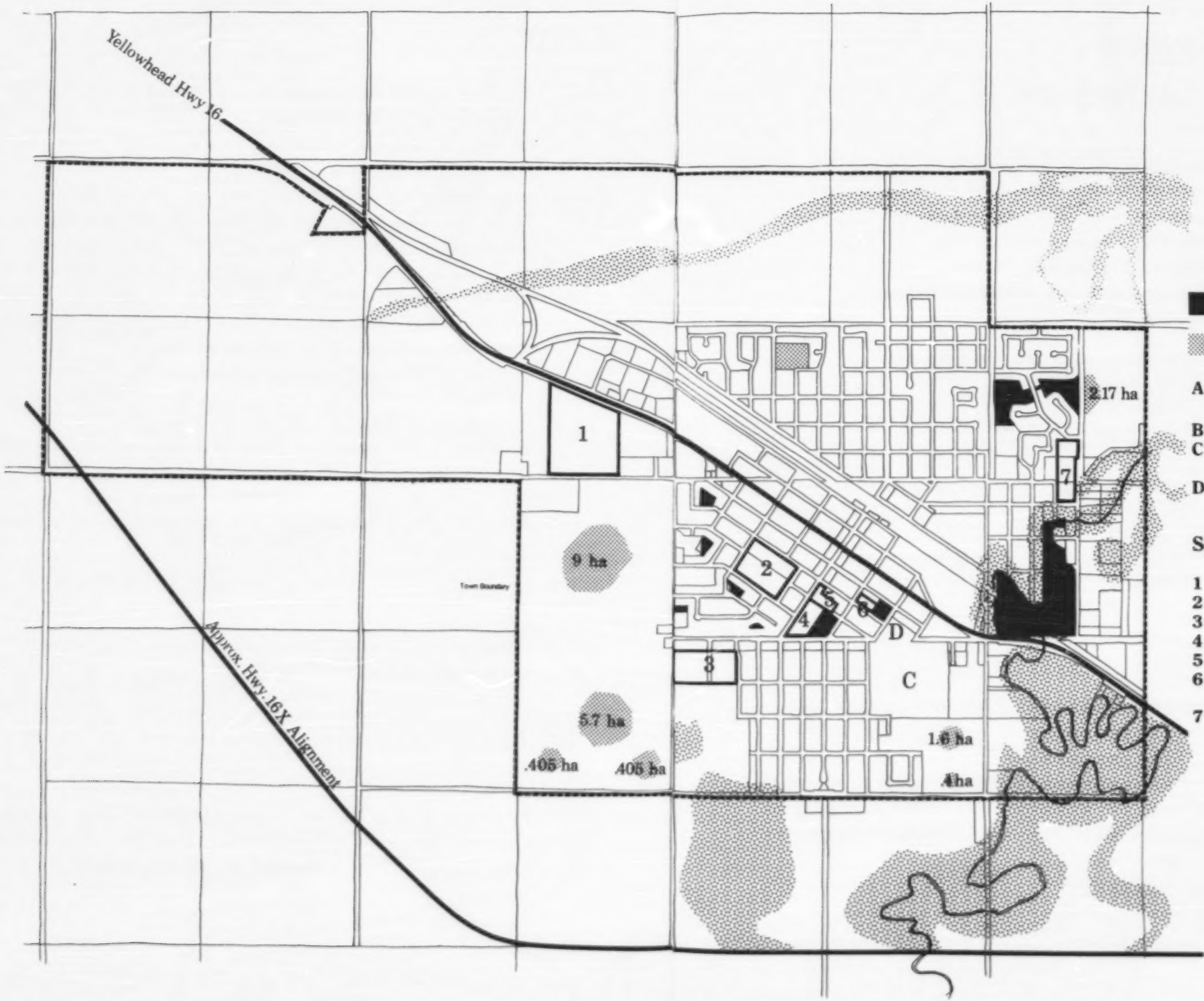
Most of the schools (as well as recreation facilities and other services) are located in the southern part of Town.

POLICIES

1. The Town encourages the siting of future schools in the northern part of Town.
2. The Town encourages the use of school facilities for other community needs (eg. recreation, meeting space, day care services) when not required for educational use.
3. Public and government institutions are encouraged to locate in or near the downtown.

Map 5

Recreation Areas and Institutions



Existing Recreation Area

Future Recreation Area

A Elk's Park and Kinsman Heritage Park
B Vegreville Campgrounds
C Vegreville Exhibition Grounds and Baseball Diamonds
D Recreation Centre and Swimming Pool

Schools

1 Vegreville Composite High School
2 A.L. Horton Junior High School
3 St. Mary's High School
4 Peter Svarich Elementary School
5 Queen Elizabeth Elementary School
6 Dr. Cairn's School for the Mentally Handicapped
7 St. Martin's Elementary Junior High School

Flood Plain

PLAN IMPLEMENTATION AND MONITORING

IMPLEMENTATION

A. IMMEDIATE ACTIONS AFTER ADOPTION OF GENERAL MUNICIPAL PLAN

1. Prepare and adopt amendments to the bylaw, including direct control district.
2. Prepare and adopt amendments to the land use district map.
3. Establish a Municipal Planning Commission (MPC).
4. Initiate a parking study by land use Planners and Council
5. Initiate a Transportation Plan with the help of Alberta Transportation.

B. ON-GOING ACTION

Preparation of an annual monitoring report to be submitted to Council.

ANNUAL MONITORING REPORT - SUGGESTED TABLE OF CONTENTS

A. INTRODUCTION
POPULATION
BUILDING CONSTRUCTION
RESIDENTIAL DEVELOPMENT
COMMERCIAL/INDUSTRIAL DEVELOPMENT
SCHOOL ENROLLMENT
HIGHWAY 16X
ECONOMIC DEVELOPMENT
CONCLUSION

B. TABLE I BUILDING PERMITS 1982 TO 1986
TABLE II FUTURE RESIDENTIAL DEVELOPMENT
TABLE III SCHOOL ENROLLMENT 1986/1987 TERM

C. APPENDIX - COMPARATIVE FEDERAL CENSUS RESULTS - 1986

D. MAP NO. 1 EXISTING LAND USE
MAP NO. 2 VACANT RESIDENTIAL LAND
MAP NO. 3 LAND USE BYLAW
MAP NO. 4 PUBLIC WORKS - ROADS
MAP NO. 5 HIGHWAY 16X

POPULATION GROWTH

Year	Population	Absolute Change
1951	2,223	+ 351
1956	2,574 (federal census)	+ 334
1961	2,908 (federal census)	+ 690
1966	3,598 (federal census)	+ 93
1971	3,691	
1972	3,691	+ 209
1973	3,900	+ 50
1974	3,950	+ 37
1975	3,987	+ 171
1976	4,158 (federal census)	
1977	4,158	+ 123
1978	4,281	
1979	4,281	+ 528
1980	4,809	+ 442
1981	5,251 (federal census)	+ 25
1986	5,276 (federal census)	

LARGE UNDEVELOPED LAND AREAS WITHIN TOWN BOUNDARIES

Refer to Map #2

There are six areas of land ranging in size from 3.4 to 127.0 hectares. Of the six, only one was given subdivision approval, area #3. An application for approval must be resubmitted for this area as required by the Planning Act, Section 105(5).

The remaining areas will also require a resubmission of their outline plans.

BUILDING PERMITS SUMMARY 1981-1986

	NUMBER OF DWELLING UNITS # UNITS					ESTIMATED VALUE OF CONSTRUCTION THOUSANDS OF DOLLARS				
Year	Single Family	Double Dwellings	Row Housing	Apart-ments	Total	Resi-dential	Indus-trial	Commer-cial	Institu-tional & Gov't	Total
Jan. - Nov. 1986	10	-	-	20	30	1,427	-	1,820	2,697	5,944
1985	15	-	-	-	15	1,264	-	302	2,747	4,313
1984	11	-	-	-	11	992	-	530	2,463	3,985
1983	26	-	-	-	26	1,971	-	262	1,242	3,475
1982	33	-	-	81	114	5,006	-	2,469	4,001	11,476
1981	32	-	-	-	32	1,965	-	2,609	1,828	6,402

Alberta